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## DUCLOS POINT PROPERTY OWNERS ASSOCIATION (DPPO)

### MINUTES OF THE ANNUAL GENERAL MEETING

JULY 7, 2018

#### **Call to Order: 11 a.m.**

**Introduction of Board Members:** Linda Wahrer, President; Glenn Gibson, Treasurer; Linda Parsley, Vice President; Steve McKay, Director; David Buck, Director; Dina Khait, Director; Floreen Shortt, Secretary, Absent.

**Approval of Minutes AGM 2017:** Motion by Sarah Wunch, Seconded by Ross Bell. The **motion was carried** by membership.

**President's Report:** This is the third year that Mayor Quirk and Councillor Dave Harding have attended the meeting. It's a worthwhile endeavour that we plan to continue at next year's AGM. Linda Wahrer thanked all the board members for their work over the past year. She then presented the past year in review. Here is a summary. For more details refer to the President's Report posted on the DPPO website.

The Board continued with its tree program, both treating and replacing trees around our parks. There are 42 ash trees in all, with 16 currently being treated for ash borer infestation. This year is an off year for inoculation. We also added 10 new trees. The township removed two dying poplars while the DPPO removed one dead tree at the south end of the park. This will be removed shortly.

We initiated the cleanup of the two large Right of Ways (ROW), both east and west. Weeds and debris were removed and the intention is to conduct clean outs on an annual basis.

We continue to refine our new website and are now accepting paypal for payment of dues.

We have done repairs to playgrounds, installed a bollard at the southern-most ROW to stop third party usage and prevent parking. The township continued its pump out program at the north end of the park.

Last year we had 95 paid memberships matching the numbers for 2016. The added dues helped pay for the tree program.

In the fall we Held a meeting with non-waterfront residents to hear their concerns but it was not well attended.

Looking forward we adhered to the budget and are building the reserve fund.

**Financial Statement and Presentation of the In-year Budget:** Treasurer Glenn Gibson reported that last year's statement has been reviewed and certified by Ross Bell. Last year's budget was based on 90 paid members but we achieved 95. The only exceptional item not budgeted was the cleanup of the two ROW's which cost approximately \$2600.



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We had 10 trees planted last year but these will be paid for in this year's budget. That shows up as approximately \$6,000. favourable variance on the budget statement.

The cost of our two main events, Field Day and Corn Roast was about \$600 after revenue from field day raffle/bingo. We currently have a \$6500. surplus over budget, with cash on hand of about \$13,000. That does not reflect the \$6,000. unpaid amount for planting of last year's trees. So we should have about \$7,000. at the end of the year in non-committed funds.

The budget for this year will include ROW maintenance which will now be an annual cost.

We will be spending an extra \$5,800 for trees that, as mentioned, were planted last year.

There will be approximately \$9600. cash on hand by the end of the new year, and close to the targeted \$10,000 in reserve funds. The reserve fund is important so that we can deal with any emergencies that may come up.

The new budget is based on 90 members but we will be able to generate more surplus if we collect more dues than the projected number. The \$300 annual dues will remain the same for 2019.

Our annual taxes and information forms have all been filed on time.

**Appointment of Financial Reviewer for 2018/19:** Motion to re-appoint Ross Bell was put forward by Glenn Gibson and seconded by Lisa Veszpremi. The **motion was carried** by membership.

### **Website Maintenance/Communications, Invoicing and Paypal.**

Dave Buck reported that it has taken quite a lot of work over the past couple of years maintaining and updating the web site. Last year we launched a new website with several board members trained to maintain. It is easier to update than the old site which had much older technology. We have added photos and Dave asked members to send photos for posting particularly historical photos. We have added bylaws. We now offer Paypal as an option for paying dues online. The board also keeps residents informed through e-blasts of relevant updates and upcoming events.

This year's project will be to streamline the invoicing process. Now done manually it involves many man hours. Dave asked members to come forward if they have any experience in mail merges.

We currently invoice 105 members through email and deliver 36 printed copies. Invoicing electronically reduces postage, mailing and toner. Last year after introducing Paypal we had 10 members use the new service. This year 14 members have already paid their dues online. So far this year we have received 53 payments in all and are collecting them at a faster rate. We will be sending out 3 notices. The final notice will be sent out in August to non-paid members. Some of these will be hand delivered/mailed.

**Maintenance:** We continue to maintain Right of Ways and are looking to have the ditches dug out by the township. The West side is not draining and the East side is barely draining. We will continue to push the township on this issue.



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We need to replace the two poplars taken down by the township at the north end of the park. Will be weeding swing sets with construction grade vinegar. This will be done shortly.

The original 'Heart' signs which fell down and deteriorated due to age will be replaced. The retro look signs will also be placed on new posts and should be up by the fall.

Two rakes have been purchased and will be placed on the east and west Right of Ways so that residents can rake out the debris as necessary. The debris should be put in a pile and we encourage all members to stay on top of this over the summer.

A member questioned the ease of lowering and raising the bollard at the southern-most ROW. A member asked if it is really a deterrent. Linda Wahrer replied that it's a test case to see if it stops third party usage and parking on the site. She noted that it can be locked but that we are taking a softer approach to see if the experiment works.

Some residents expressed concern regarding garbage on the site, personal property being left on a continuous basis and that the bollard is often left down with no pin to raise it.

The issue becomes how enforceable is deeded access regarding those who don't pay dues.

DPPO is waiting and watching and taking a non-confrontational approach to see how successful it is.

**Appointment of Directors:** Three director's positions are up for re-election. This includes Glenn Gibson, Dina Khait and Floreen Shortt. Linda Wahrer reported that all three have agreed to run again. There have been no names submitted to run for replacement.

Therefore, Linda put forward a motion that the three board members to be accepted to another two-year term. This was seconded by Pat Bell. The **motion was carried** by membership.

**Upcoming Events:** Linda Parsley made a presentation about Field Day which is being held Sat. August 4 this year. She introduced Michelle Read-Kulig who will run the day time events. Linda Parsley is in charge of the overall event. A flyer was passed out to members asking for donations, volunteer time and attendance. Linda Wahrer added that boxes will be provided all day to accept non-perishable food items for Georgina Food Bank.

The corn roast will be held the Sat. of the Labour Day weekend. Also looking for volunteers to purchase, shuck and boil the corn. It was very well attended last year.

**Other Business:** A discussion began regarding placement of pellets to prevent mosquito larvae from hatching. A show of hands indicated there is some interest. As this is obviously related to standing water both on DPPO property and private land it will have to be revisited. The board committed to investigating the process and the cost. It may also involve some personal cost on private property plus consent. We will also look into the length of its effectiveness. The Board was asked to confer with the township as some of the standing water is on their property particularly at the north end of the park.

A question arose regarding the South and North end pumps. They are both operating and should be able to remove most standing water. It was pointed out that the north end pump is portable and is operated by the township. One member pointed out that a permanent pump may effectively pump more standing water and help solve the mosquito problem. Although the



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board will revisit this issue, Linda Wahrer told the group that the Township would not commit to a permanent pump in the past.

A resident enquired about the state of the ash trees at the south end of the park. The concern was that they could fall down doing personal and property damage. She was told that they have been checked and continue to be monitored. That was the reason for taking down the large tree that was felled in the spring. Also smaller trees have been planted to buddy up to the dying ash. Although the town does much of the perimeter, the DPPO is responsible for many of the south end trees and will have them checked by our tree service. Insurance would cover any issues with tree damage.

A non-waterfront resident volunteered to build and maintain a dock at the ROW. He put forward a proposal to pay for half and committed to removing the dock at the end of the season. This would provide a clearer path for swimmers, paddle boarders, canoeists etc. This has been a long standing topic of conversation for many years; issues include third party usage, noise and liability. Two years ago the membership voted against putting any permanent structures on the ROWs. This would include docks, steps, platforms, picnic tables etc.

The resident proposed installing a dock on a one year trial basis. There were pro and con opinions. However, since the item was not on this year's agenda and the membership was not informed about a potential vote on this issue, it was agreed to move it to the Board to discuss and respond by the next AGM.

**The Meeting was adjourned at 12:15 pm**